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**APPROVED BY THE BOARD  
FEBRUARY 14, 2018**

**FINAL ACTION AGENDA/MINUTES**

**Design Review Board Meeting**

**Village of Estero  
9401 Corkscrew Palms Circle  
Estero, FL 33928  
November 8, 2017 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman McHarris
3. **ROLL CALL:**

Present: Chairman Joe McHarris and Board Members W. Scott Anderson, William Glass, Barry Jones, Anu Lacis, Albert O'Donnell (arrived at approximately 5:35 pm), William Prys, and Patty Whitehead.

Also present: Village Land Use Counsel Nancy Stroud, Community Development Director Mary Gibbs, and Development Review Manager Walter McCarthy.

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

**(a) Consent Agenda**

- (1) Approval of April 26, 2017 Meeting Minutes

A motion to approve the Consent Agenda was made and duly passed.

**(b) Public Information Meetings**

- (1) Miromar Playground (LDO2017-E042) (District 5) 10801 Corkscrew Road, Miromar Outlet Mall “Playland” located in the northwest corner of the mall adjacent to Building F and south of the lake. Relocation of existing play structure and addition of; interior climbing wall, outdoor seating, shade structure and decorative railing.

Redevelopment Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Michael Elgin, Director of Planning, Miromar Development Corp.

Mr. Elgin provided an overview of the proposed renovations of the play area.

**Board Questions or Comments:** Questions were asked and no comments were made.

**Public Comment:** None.

- (2) University Self-Storage (District 5) University Highlands: Parcel 6, Tract 1, located on the west side of Ben Hill Griffin Parkway and south of Estero Parkway. Proposal to develop a storage facility.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Charles Basinait, Esq., Legal Representation, Henderson, Franklin, Starnes and Holt; Rick Brylanski, Project Engineer, Hole Montes; Gretchen Weaver, AIA, Architect, SAA Architects; Greg Diserio, RLA, Landscape Architect, DMJA.

Mr. Basinait briefly introduced the project team to the Board, followed by an overview of the site plan, proposed development which includes pedestrian and bicycle connectivity, parking spaces, and open space. Ms. Weaver then provided an overview of the proposed project’s building elevation, signage, and floor plan. Mr. Diserio presented an overview of the proposed landscaping plan.

**Board Questions or Comments:** Questions were asked and comments were made that the pine trees that were removed on the site be replaced; add more undulation in the roof; add more vegetation to the east side of the building to mitigate visibility of vehicles parked along the building; determine if a monument sign will be displayed and if so, provide elevations to the Board; include brackets under the eaves; describe the fascia; add consistent detail to the awnings; landscaping against the building to soften the variable heights; make the windows and openings more proportional; add transition between vertical and soffit, and break up the horizontal of the building.

**Public Comment:** None.

- (3) Sunmart Convenience Store/Gas Station (LDO2017-E037) (District 5)  
21481 S. Tamiami Trail, located east of US 41, approximately 1,000 feet south of Corkscrew Road and US 41 intersection. Proposal to remove existing monument sign and install a code compliant monument sign (Code Compliance Case #17070019)

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Mark Brenchley, West Coast Permits.

Mr. Brenchley provided an overview of the proposed monument sign.

**Board Questions or Comments:** Questions were asked and comments were made that there needs to be more architectural design to the sign (i.e., cornice, columns, base, etc.) and no light emanating from the panels.

**Public Comment:** None.

**(b) Public Hearings:**

Staff and audience members presenting testimony on the public hearing were sworn in. Board Member Prysi reported he had communication with Ray Haddad about this agenda item. There were no disclosures of conflict of interests.

- (1) Miromar Design Center Monument Sign (District 5) 10800 Corkscrew Road, East of I-75 and south of Corkscrew Road and south of the Miromar Outlet Mall. Proposed construction of the Miromar Design Center Monument sign originally permitted by Lee County in 2015 but not constructed. The permit has expired and a new permit is required to construct the monument sign. Public Information Hearing held October 11, 2017. The Design Review Board requested some additional revisions to the sign.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Mike Elgin, Miramar Design Center.

Mr. Elgin provided an overview of the revised monument sign as suggested by the Board at the October 11, 2017 Public Information meeting.

**Board Questions or Comments:** Questions were asked and no comments were provided by the Board.

**Public Comment:** None.

**Motion:** Move to approve the monument sign.

**Motion by:** Board Member Prysi

**Seconded by:** Board Member Glass

**Action:** Approved the monument sign.

**Vote:**

Aye: Unanimous

Nay:

Abstentions:

**(d) Workshops**

- (1) ABC Fine Wine and Spirit Store (DOS2017-E003) (District 2)  
21700 S Tamiami Trail, west of US 41 and south of Pelican Sound Drive.  
One story 12,360 square foot building on a 1.3 acre outparcel at the Paradise Shoppes of Estero. This is a new location in the same plaza for the currently operating ABC store. The board previously reviewed this item at a Public Hearing on August 23 and at a Public Information Meeting held December 14, 2016.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Ross Galbraith, Project Manager; Phyllis Fitzpatrick, Construction Coordinator, ABC Fine Wine and Spirits.

Mr. Galbraith presented the proposed building with revisions provided by the Board at the August 23, 2017 Public Hearing. Ms. Fitzpatrick then presented the revisions made on the architecture and design details of the building and the monument sign.

**Board Questions or Comments:** Questions were asked and comments were made to minimize the cornices and columns; add trellises; accentuate the corner at US 41; add color to break up the massing surface of the building; and include the logo on the awnings if square footage allows it.

**Public Comment:** None.

- (2) Aldi at Estero Town Center (District 3) East of US 41 and directly north of the Walmart property. Proposed 21,982± square foot Aldi grocery store in the 3.68± acre Estero Town Center. The site has an existing Development Order for 26,775 square feet of retail. The board previously reviewed this item at Public Information Meetings held July 26 and January 10, 2017 and a Workshop held on October 26, 2016.

Development Review Manager McCarthy provided a brief introduction.

**Presentation/Information by:** Stacy Hewitt, Banks Engineering; Greg Diserio, RLA, Landscape Architect, DMJA; Gabe Disbrow, ALDI; Jim Banks, JMB Transportation Engineering, Inc.

Ms. Hewitt provided an overview of the revisions to the proposed site plan based on the Board and Public Comment from the October 26, 2017 workshop. Next, Mr. Diserio provided an overview of the landscape plan. Mr. Disbrow then presented an overview of the architectural design on the proposed building and the monument sign. Lastly, Mr. Banks presented the traffic impact to the Board.

**Board Questions or Comments:** Questions were asked and comments were made on the landscaping around the building and the billboard; incorporating trees on the internal parking islands; and concern on the traffic flow coming in from US 41.

**Public Comment:**

Norm Berger, The Vines  
Barry Freedman, Estero Country Club, ECCL  
Garth Errington, Breckenridge  
Bill Carr, Riverwoods Plantation

**Summary of Public Comment:** Comments were made on traffic impacts, the connector road, storm water run-off, and add more handicapped parking spaces.

**(e) Ordinance 2017-11 – Information Item**

This ordinance amends Ordinance 15-01, the ordinance that established the Design Review Board and the Planning and Zoning Board. Amendments are proposed to revise sections relating to membership, quorums and ethics, and conflict of interest.

Community Development Director Gibbs reported that Ordinance 2017-11 will go to the Village Council for its second reading on November 15, 2017. She provided a brief overview of the amendments and requested that the Design Review Board provide comments to be submitted to the Village Council for consideration.

**Board Questions or Comments:** Questions were asked and extensive discussion was held on the proposed amendments being made to Ordinance 15-01. Board Member Prysni suggested that the following changes be made to the proposed amendments to Ordinance 2017-11: 1) keep the requirement that two members of the Design Review Board be state registered architects, one member be an engineer, and one member be a landscape architect; 2) include the following language: *For the purpose of quorum, any of the required professionals defined in section above that were previously registered by the State of Florida and are now retired or are professionals in their specific fields of expertise as defined with not less than a bachelors degree from an accredited program or have no less than 10 years of regional experience in their field will qualify.* A few Board Members expressed that they would tender their resignation if the amendments to Ordinance 05-01 passes.

**Motion:** Forward the Board's recommended changes to the Village Council for consideration and strike out subsections #3 and #4.

**Motion by:** Board Member Prysni

**Seconded by:** Board Member O'Donnell

**Action:** Forward recommended changes to the Village Council for consideration and strike out subsections #3 and #4.

**Vote:**

Aye: Unanimous

Nay:

Abstentions:

6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:**

(a) Village Comprehensive Plan – Board Member Prys request  
There was no discussion on this item.

(b) Review 2018 Meeting Calendar  
There was no discussion on this item.

(c) Next meeting December 13, 2017

A motion to adjourn was made and duly passed.

8. **ADJOURNMENT:** 9:20 p.m.



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Michelle Radcliffe, CMC  
Recording Secretary